074.0	0006	0001.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	837,000	/	837,000
USE VALUE:	837,000	/	837,000
ASSESSED:	837,000	/	837,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOKSHORN SYLVIE
Owner 2:	
Owner 3:	
Street 1:	91 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 15,017 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1963, having primarily Clapboard Exterior and 1904 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15017.000	258,100		578,900	837,000
Total Card	0.345	258,100		578,900	837,000
Total Parcel	0.345	258,100		578,900	837,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.60 | /Parcel: 439.6

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
47041			11/06/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 074.0-0006-0001.B

!6228!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	258,300	0	15,017.	578,900	837,200	837,200	Year End Roll	12/18/2019
2019	101	FV	243,400	0	15,017.	587,200	830,600	830,600	Year End Roll	1/3/2019
2018	101	FV	243,400	0	15,017.	438,300	681,700	681,700	Year End Roll	12/20/2017
2017	101	FV	243,400	0	15,017.	397,000	640,400	640,400	Year End Roll	1/3/2017
2016	101	FV	243,400	0	15,017.	380,400	623,800	623,800	Year End	1/4/2016
2015	101	FV	206,200	0	15,017.	322,500	528,700	528,700	Year End Roll	12/11/2014
2014	101	FV	206,200	0	15,017.	306,000	512,200	512,200	Year End Roll	12/16/2013
2013	101	FV	206,200	0	15,017.	291,100	497,300	497,300		12/13/2012

PRINT

Date	Time
12/10/20	21:01:45

LAST REV

Date	Time
03/16/20	15:18:08

apro

USER DEFINED

Prior Id # 1:	47041
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6228

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWARTZ JOANNE P	24700-307		7/14/1994		249,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	MEAS&NOTICE	BS	Barbara S
12/11/2008	Meas/Inspect	163	PATRIOT
6/28/2005	OWNR INFO	BR	B Rossignol
11/11/1999	Inspected	267	PATRIOT
11/5/1999	Mailer Sent		
10/13/1999	Measured	263	PATRIOT
7/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15017		Sq. Ft.	Site		0	70.	0.55	5			Ledge	-5					578,886						578,900	

Total AC/HA:	0.34474	Total SF/SM:	15017	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	578,886	Spl Credit		Total:	578,900

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

BATH FEATURES

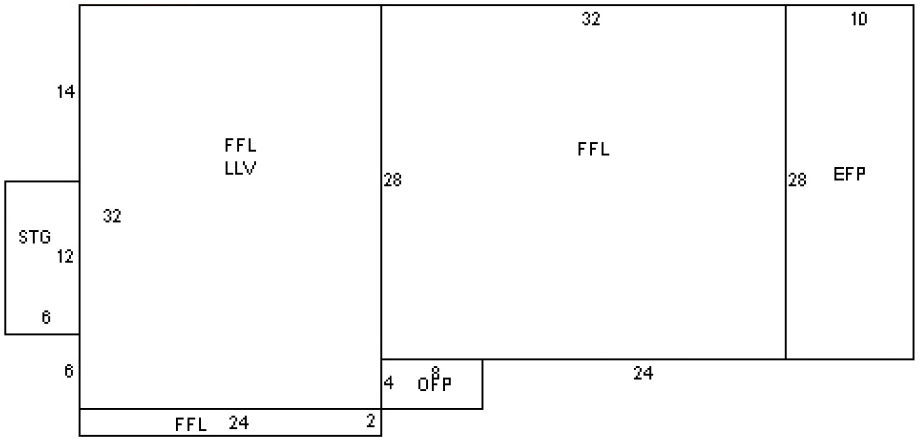
Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.26331782
Const Adj.:	0.97953868
Adj $ / SQ:	117.560
Other Features:	82020
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	374116
Depreciation:	115976
Depreciated Total:	258140

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	129.32
Special Features:	0	Val/Su Net:	90.12
Final Total:	258100	Val/Su SzAd	150.76

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,712	117.560	201,262
LLV	Lower Level	768	58.190	44,691
EFP	Enclos Porch	280	36.190	10,134
STG	Storage	72	8.600	619
OFP	Open Porch	32	43.100	1,379

Net Sketched Area:	2,864			Total:	258,085
Size Ad	1712	Gross Are	2864	FinArea	1904

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	25	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0006-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc